079.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,200 / 585,200
					USE VALUE:	585,200 / 585,200
					ASSESSED:	585,200 / 585,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPISANO LORI S/TRUSTEE
Owner 2:	LORI CAMPISANO REVOCABLE TRUST
Owner 3:	
Street 1:	68 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPISANO LORI S -
Owner 2:	-
Street 1:	68 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,195 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6195.000	161,100		424,100	585,200
Total Card	0.142	161,100		424,100	585,200
Total Parcel	0.142	161,100		424,100	585,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 761.98 | /Parcel: 761.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

49165

GIS Ref

GIS Ref

Insp Date

11/29/18

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	161,100	0	6,195.	424,100	585,200	585,200	Year End Roll	12/18/2019
2019	101	FV	151,100	0	6,195.	424,100	575,200	575,200	Year End Roll	1/3/2019
2018	101	FV	151,100	0	6,195.	284,700	435,800	435,800	Year End Roll	12/20/2017
2017	101	FV	151,100	0	6,195.	272,600	423,700	423,700	Year End Roll	1/3/2017
2016	101	FV	151,100	0	6,195.	248,400	399,500	399,500	Year End	1/4/2016
2015	101	FV	141,400	0	6,195.	199,900	341,300	341,300	Year End Roll	12/11/2014
2014	101	FV	141,400	0	6,195.	178,700	320,100	320,100	Year End Roll	12/16/2013
2013	101	FV	141,400	0	6,195.	169,600	311,000	311,000		12/13/2012

!6447!

PRINT

Date	Time
12/10/20	21:13:31

LAST REV

Date	Time
04/30/19	14:30:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPISANO LORI	68057-597		9/21/2016	Convenience	99	No	No		
CAMPISANO JOSEP	67736-421		8/2/2016	Convenience	1	No	No		Josephine Campisano d.o.d. 5/15/2016 bk 67736
CAMPISANO MICHA	67196-202		5/4/2016	Convenience	1	No	No		
	12207-54		5/18/1972		24,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2002	930	Re-Roof	1,900					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
2/9/2009	Meas/Inspect	294	PATRIOT
1/12/2000	Meas/Inspect	243	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6195		Sq. Ft.	Site		0	70.	0.98	11									424,097						424,100	

Total AC/HA:	0.14222	Total SF/SM:	6195	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	424,097	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	139.485
Other Features:	57071
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	218829
Depreciation:	57771
Depreciated Total:	161058

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

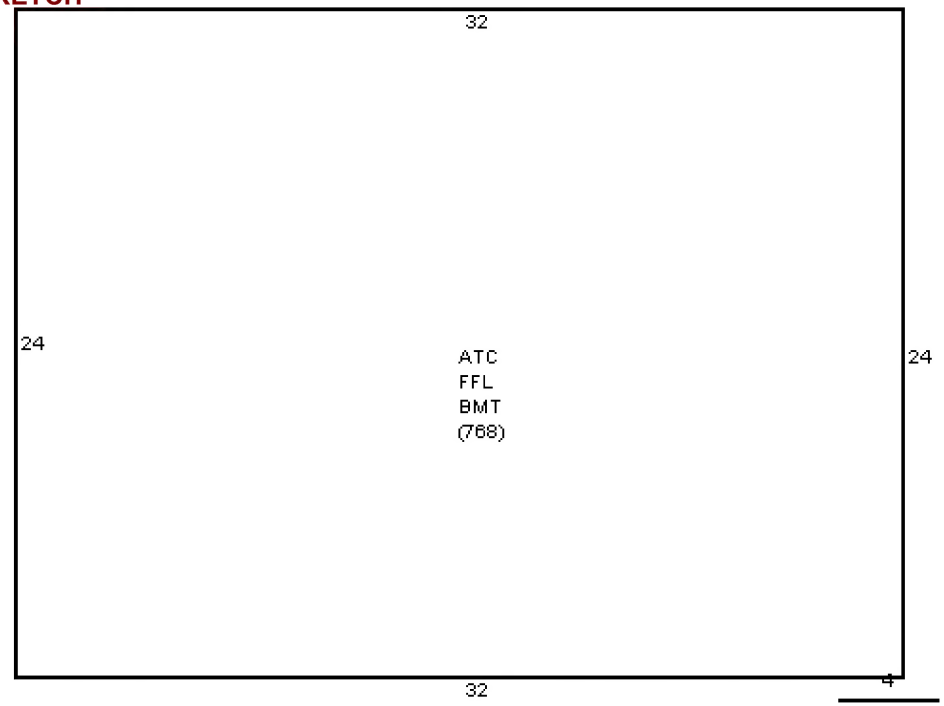
No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.48
Special Features:	0	Val/Su Net:	89.25
Final Total:	161100	Val/Su SzAd	155.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.850	32,137
FFL	First Floor	768	139.480	107,124
ATC	Attic	269	83.690	22,496
	Net Sketched Area:	1,805	Total:	161,757
Size Ad	1036.7999	Gross Are	2304	FinArea 768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	